

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



60 BUDORE ROAD,
DUNDROD, ANTRIM, BT29

OFFERS OVER £435,000

A fantastic opportunity to acquire an extended, double fronted detached farm house styled, property with an extensive range of outbuildings, workshop and double garage while occupying a private 0.75 Acres site (approximately). With magnificent panoramic views, surrounded by beautiful open countryside and mature greenery the property enjoys a peaceful semi-rural position on an extensive bright South facing site. The versatile accommodation boasts: Four good, bright well appointed bedrooms. Principle bedroom with ensuite wet room. Two separate reception rooms to include an extended sunroom. Extended luxury fitted kitchen / dining area with feature double patio doors. Separate utility room. White bathroom suite. Upvc double glazed windows. Oil fired central heating / feature under floor heating system. Detached double garage. Private and mature, landscaped rear gardens. Extensive range of outhouses / workshops. A fantastic location approached by arterial routes and the wider road network making commuting only a short distance to Belfast, Lisburn and Belfast International Airport can be reached in only around 10 minutes. Only upon viewing can this property and surroundings be fully appreciated. Well worth a visit.



Key Features

- Extended, double fronted, farm house styled detached property.
- Principle bedroom with ensuite wet room.
- Extended luxury fitted kitchen / dining area with feature double patio doors.
- White bathroom suite.
- Oil fired central heating system.
- Four good bright bedrooms.
- Two separate reception rooms to include an extended sunroom.
- Separate utility room.
- Upvc double glazed windows.
- Detached double garage / workshop / range of outhouses / private and mature, landscaped rear garden.



GROUND FLOOR

EXTENDED ENTRANCE PORCH / HALL

Feature Italian terrazzo flooring.

LOUNGE

22'0 x 11'5

Feature under floor heating, ceramic tiled floor.

EXTENDED SUN ROOM

19'0 x 15'8

Feature fireplace with cast iron wood burner, feature underfloor heating, archway to;

EXTENDED LUXURY FITTED KITCHEN

21'0 x 13'0

Excellent range of high and low level units, feature single drainer stainless steel sink unit, worktops, ceramic tiled floor, 6 ring gas / electric Aga, overhead extractor hood, feature ceiling, velux windows, feature double patio doors.

UTILITY ROOM

13'0 x 6'0

Plumbed for washing machine, Belfast sink.

PRINCIPLE BEDROOM 1

18'2 x 12'4

Feature flooring.

ENSUITE WET ROOM

Feature shower with thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, tiling, ceramic tiled floor.

FIRST FLOOR

BEDROOM 2

12'6 x 11'3

Wood strip floor.

BEDROOM 3

15'5 x 11'5

BEDROOM 4

8'4 x 7'9

WHITE BATHROOM SUITE

Bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

LANDING

Feature built-in cupboard / storage.

OUTSIDE

Landscaped rear gardens, feature paving, borders, extensive resin patio area, planting with neat lawns and fencing, water feature, outside lights, ample car parking, 0.75 Acres approximately.

LARGE DETACHED DOUBLE GARAGE

17'9 x 15'4

Twin automatic roller doors.

WORKSHOP

109'0 x 40'0

Twin doors, converted loft space / further storage.

OUTHOUSE 1

46'8 x 15'4

OUTHOUSE 2

32'0 x 30'0

Feature roller door.





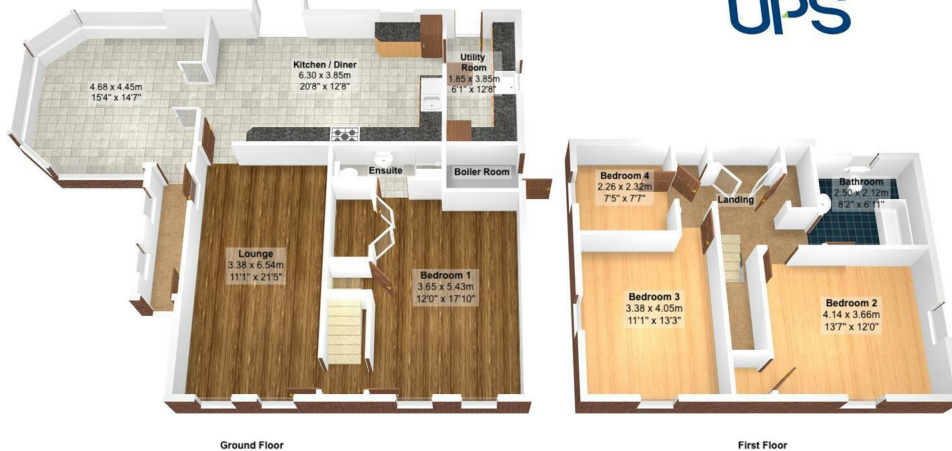






60 Budore Road, Dundrod, CRUMLIN, BT29 4TZ

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Ground Floor

First Floor

Total Area: 166.7 m² ... 1794 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

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028 9756 1155

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028 9336 5986

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RENTAL DIVISION
028 9070 1000



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